


100544705 Comm Sale or Lease		141 Knobbs Creek Drive , Elizabeth City, NC 27909 Lot # 2nd pin 892409058418 Listing Office: Rich Company			Active Current Price: \$11,950,000
		City Limits: Yes County: Pasquotank Location: Mainland Type: Subdivision: N/A New: No Construction: Garage: N/A # of Units: 0 Lot Acres: 34.72 Lot SqFt: 1,512,403		SqFt - Apx Total: 171,255 SqFt - Heated (Primary): 5,040 SqFt - Office: 5,040 SqFt - Total Available: 171,255 SqFt - Warehouse: 166,215 Lot Dimensions: Irregular see documents for surveys Year Built: 2000 Zoning: I-2 1AC is R15	
Attic: None Basement: None C & I Features: Electric 3 Phase; Loading Dock; Loading Ramp; Rail Siding; Storage Inside; Storage Outside; Truck Scale Construction: Steel Frame Cooling: Central Air Exterior Finish: Metal Siding; Steel Siding Foundation: Crawl Space; Raised; Slab Terms: 1031 Exchange; Cash; Conventional Flooring: Concrete; LVT/LVP; See Remarks Financial Info: Real Estate Taxes: 18,315.77 Current Use: Commercial Frontage Type: River		Fuel Tank Ownership: Owned HOA and Neigh Amenities: Gated Heating: Heat Pump Heating System Fuel Source: Electric Location: Industrial Park Lot Water Features: Deeded Water Rights; Deeded Waterfront; Navigable Water; Water Depth 4+		Parking Features: Gravel; Off Street; Parking Lot; Private; Secured; Unpaved Possession: At Closing Roof: Composition; Metal Road Type/Frontage: 2 - 3 Lanes; Public (City/Cty/St) Showing Instructions: Appt Required; Call Listing Agent; No Lockbox; No Sign; See Remarks Sale/Lease Includes: Buildings; Equipment; Land Business Type: Industrial; Manufacturing; Retail; Storage; Warehouse; Building Supply; Commercial; Wholesale Water Heater: Electric Utilities: Electricity Connected; Natural Gas Connected Sewer: Municipal Sewer; Pump Station Water Source: Community Water	
Cobra Zone: Yes Total City Real Estate Property Tax: \$8,930.83		Deed Book: 1552 Deed Page: 305 Federal Flood Ins Avlbl: Yes PID: 892413141709 see lot Tax Identifier: 892413141709		Plat Book: DB 428 Plat Page: PG 506 & 507 Total Real Estate Property \$23,640.26 Taxes: Special Assessments: N/A electric demand fee Tax Assessed Value: \$1,459,200 Tax Year: 2022	
Marketing/Public Remarks: Turnkey Lumber manufacturing facility for sale in Elizabeth City with use restriction for wood treatment. Subject parcel is 33.72 acres with roughly +/- 20 acres developed and usable zoned I-2 and a 1AC parcel zoned R-15 across Knobbs Creek. Very heavy duty 3 phase 480 amp electrical service, central sewer, 5,040 sq ft of office and breakroom, 166,215 square feet of metal structures with metal roofs, all replaced/repared or renovated in 2020. Railroad track adjacent on active railroad track with active spur on the property, and river frontage with a history of importing and exporting via barges. Detailed inventory of building and structure sizes, construction (0 walls under roof up to 4 walls), year built, foundation (concrete vs asphalt), and values available in appraisal report in documents. This site employed 140 people at one point in the recent past. Agent Remarks: Showing by appointment only to prequalified buyers. Legal: "The Chesapeake Corporation of Virginia" and "L.R. Foreman & Sons, Inc." Sign on Property: No Showing Instructions: Call listing agent for appointment. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: Turn on to Knobbs Creek Drive at the stoplight from North Road Street and property will be on your right just past James River Equipment Company and the railroad tracks.					
Agreement Service: Full Service Agreement Type: Exclusive Right To Sell Owner: Elizabeth City Real Estate II, LLC Broker Owner: No Seller Rep.: Has owned the property for less than one year Cumulative DOM: 2 Days on Market: 2 Definition: RE W/O Business Expiration Date: 07/31/2026 Listing/Lease Price: \$11,950,000 Price: List Price/SqFt: \$2,371.03		Effective Date: 12/09/2025 Listing/Lease Price: \$11,950,000 Original List Price: \$14,000,000 Prospect Exempt: No Sale/Lease: Sale Stipulation of Sale: Standard EMD Trust Account: No		Status: Active Status Change Date: 12/09/2025	
Listing Member: Name Office Alex Rich 261159 Listing Office: Rich Company		Primary 252-256-1279 Other Office 252-338-5432		E-mail alexanderbrich@gmail.com Other Email	

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